



Upper Uwchlan Township  
**Board of Supervisors Workshop,  
Proposed 2015 Budget Workshop**

December 9, 2014

4:00 p.m.

Minutes

Approved

In attendance:

Cathy Tomlinson, Chair  
Kevin Kerr, Vice-Chair  
Guy Donatelli, Member  
Cary Vargo, Township Manager  
John DeMarco, Police Chief

Gwen Jonik, Township Secretary  
Dave Leh, P.E., Gilmore & Associates  
Matt Brown, P.E., DEE, ARRO Consulting  
Jill Bukata, Township Treasurer

Cathy Tomlinson called the Workshop to order at 4:07 p.m.

McKee Group – Feters Property Concept Plan Introduction

Denise Yarnoff, Mark McGonigal, Dennis Glackin, and Kevin McLaughlin attended to present a concept plan for an active adult community (55 and over) on the Feters property on Milford Road. The McKee Group has already conducted several pieces of due diligence – the property has ‘passed’ a bog turtle study, and the Army Corps of Engineers has delineated the wetlands. The Feters property is 142 acres. The concept also includes the adjacent Styer property, which is 19 acres. The proposal would include approximately 450 units (2.9 units/acre), a mix of single family homes, carriage homes, and villas, all @ 1200-2400 SF, and all would have 2-car garages. Base prices would start in the upper 300,000s to upper 400,000s. They’d like residents to remain in Upper Uwchlan, and Chester County, near their children and grandchildren. The location is attractive -- close to the Route 100 corridor with easy access to the Turnpike and King of Prussia. Amenities would include a 7000-8000 SF clubhouse, perhaps an outdoor pool, a reasonable homeowners fee, walking trails, etc. The roads will probably be private due to narrower widths. An ordinance amendment may be necessary for a community of this type in the R2 District.

The property has a small stand of trees in the corner, a stream runs through the ‘lower’ portion, a few minimal areas of steep slopes, and the farmhouse is noted as an historic resource in the township Comprehensive Plan. The Styer property is unconstrained.

The Concept Plan depicts a fairly square road layout, paralleling Milford Road, with the singles to the east, the villas/twins in the center, the carriage homes to the west, and treated wastewater drip/spray fields to the south of the property, by the woods, adjacent to the Frame property. Sidewalks will be proposed on both sides of the streets, trails throughout, usable open space @ 42%, total open space 50%. Setbacks would be 50’ from Milford Road and the Patricia Drive properties. There wouldn’t be much of a financial impact to the school district or township services. The average age is late 50s to early 70s – a ‘younger 55+’ because these aren’t 1-level condos/flats – and they believe @ half would still be working. No medical facilities will be on-site and there’d be minimal impact to local emergency services.

Cathy Tomlinson asked to see statistics from some of McKee’s other communities, and commented the ‘exterior’ trails should connect with the Toll/Frame Property trail(s). Guy Donatelli favors the concept if it won’t draw families with school-age children, and inquired of signalization of nearby intersections, specifically Milford Road at Little Conestoga Road. Kevin

Kerr mentioned covenants that would address the issue of school-age children. Chief DeMarco questioned the roadway radiuses and adequacy for maneuvering firefighting equipment.

#### Mandatory Sanitary Sewer Connection Ordinance – Draft

Cary Vargo introduced a draft Ordinance which would establish mandatory sanitary sewer connections to any property within 400 feet of wastewater treatment facilities as new infrastructure is constructed in the Township (Route 100 Wastewater Treatment Facility Phase II). Matt Brown advised the Supervisors that the Municipal Authority Solicitor has reviewed the draft and believes it could be publicly advertised January 2015. There are several commercial properties in the Village of Eagle that this Ordinance would affect that could be “grandfathered” out, or connect if they so choose which would require the typical tapping fee per EDU.

Guy Donatelli asked what residential areas in other parts of the Township might be affected. Cary Vargo advised the text would be adjusted to specify the Route 100 WWTF. Guy Donatelli asked that the Township Solicitor also review the draft Ordinance, as a precaution.

Matt Brown advised the Board that ARRO has visited 120 of the 139 homes affected by the Route 100 WWTF Phase II Expansion. Just a few property owners have complained about how the laterals will traverse their property, not monetary issues, and those few will be redesigned.

#### Proposed 2015 Budget

Cary Vargo reported the proposed 2015 Budget is a very comprehensive document; all departments did an excellent job providing all the necessary details and statistics.

Dan Driscoll was in attendance, representing the Marsh Creek Eagles, to answer any questions the Board may have regarding the Fellowship Fields field house project. Dan’s fundraising efforts have netted \$180,000, approximately half of the overall project costs. The Township will assist with the project’s sanitary sewer infrastructure.

#### Township Manager’s Report

Cary Vargo provided an update regarding the County’s emergency communications tower project, proposed for a parcel adjacent to the Route 100 wastewater treatment facility. The County was advised to submit the Conditional Use Approval and Land Development Applications concurrently.

#### Open Session

No comments were offered.

#### Adjournment

There being no further business to be brought before the Board, Cathy Tomlinson adjourned the Workshop at 5:39 p.m. The Board proceeded to hold an Executive Session regarding personnel matters.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary